

## **Signed Agreement and Financial Summary**

### **OCCUPANCY AGREEMENT Between DHS CBP FIELD OPERATIONS FACILITIES (7071) And GENERAL SERVICES ADMINISTRATION**

AMI05545	Draft	Version:	1	Date Last Modified:	13-Dec-2018
MI0406ZZ		LMI00539			

DHS CBP FIELD OPERATIONS FACILITIES (Code 7071) will occupy 288,573.00 usable ( 288,573.00 rentable) square feet of space and 0 structured parking spaces and 602 surface parking spaces at NEW INTERNATIONAL TRADE CROSSING (MI0406) located at TBD, DETROIT, MI, for a period of 240 months commencing on or about 09/01/2022.

DHS CBP FIELD OPERATIONS FACILITIES (Code 7071) will pay the General Services Administration rent in accordance with the attached page(s). The rental will be adjusted annually for operating cost, real estate taxes and parking escalations.

DHS CBP FIELD OPERATIONS FACILITIES (Code 7071) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

#### **Mandatory Clauses**

##### **Promoting Efficient Spending**

##### **Reduce the Footprint**

The Office of Management and Budget Memorandum, "Promoting Efficient Spending to Support Agency Operations" issued on May 11, 2012 and Management Procedures Memorandum issued on March 25, 2015, have established a Reduce the Footprint policy for executive agencies. DHS CBP FIELD OPERATIONS FACILITIES is responsible for making sure their space request is consistent with any applicable square foot reduction targets and can contact TotalWorkplace@gsa.gov for help developing agency-wide space design standards that optimize their space usage.

##### **Leased Specific Mandatory Clauses**

##### **Alterations by Tenant Agency**

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

##### **Building Services**

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Solicitation for Offers (SFO) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the SFO are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable

services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced custodial services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

#### **Financial Terms**

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that:

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations.

The tenant's future years' obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

#### **Lease Contract Rent**

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at 5% of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

#### **Move Cost Responsibilities**

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

#### **Obligation to Pay Rent**

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through

of the space prior to final acceptance of the space as substantially complete by PBS. The authorized representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

#### **Occupancy Agreement Iterations**

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

#### **Occupancy After Lease Expiration**

In the event of a continued occupancy after lease expiration, the tenant agency will continue to be financially responsible for the pass-through of the lease contract rent, the PBS lease fee, and any additional costs incurred by PBS resulting from lease renewal, extension, replacement, holdover or condemnation. The tenant agency rights to relinquish space as specified in this OA remain in effect.

#### **PBS Services**

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional charge.

#### **Payment of Tenant Improvements**

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

#### **Replacement Responsibilities**

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

#### **Tenant Agency Appeal**

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

#### **Tenant Agency Move**

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

#### **Environmental and Safety Standards and Regulations**

The tenant agency will comply with all applicable Federal, State, and local environmental, health & safety laws and regulations, such as but not limited to those issued by the U.S. Environmental Protection Agency (EPA) under Title 40 of the Code of Federal Regulations (CFR); the U.S. Occupational Safety and Health Administration (OSHA) under Title 29 of the CFR; the Federal Management Regulation sections that relate to safety and environmental management (41 CFR part 102-80, subpart B); and all applicable laws and

regulations set by State and local regulatory agencies.

#### **Other Mandatory Clauses**

##### **Non-Cancelable Space**

This is NON-CANCELABLE SPACE and DHS CBP FIELD OPERATIONS FACILITIES (Code 7071) agrees to continue to pay rent on space that is vacated and returned to PBS. DHS CBP FIELD OPERATIONS FACILITIES's (Code 7071) obligation to pay Rent will cease when one of the following occur: The expiration of this OA, the termination of the lease as permitted under the lease terms and conditions, or occupancy by a backfill tenant to the extent to which the backfill tenant agency's Rent (not including TIs) covers the total rent obligation of DHS CBP FIELD OPERATIONS FACILITIES (Code 7071).

##### **Security Services**

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

#### **Optional Clauses**

##### **Ad Hoc Clauses**

##### **CBP - Gordie Howe Bridge - Tenant Obligations**

All obligations of the U.S. set forth in this Operating Agreement that necessarily imply the expenditure of funds appropriated or otherwise authorized for expenditure by Congress shall be subject to the condition that Congress appropriates or otherwise authorizes the expenditure of such funds for the purpose required. Subject to the availability of appropriated funds and sufficient budgeted funding and resources, acknowledging the agency's sole discretion to allocate and prioritize its appropriated funds and resources to meet competing agency obligations and needs, and in accordance with the operational policies of the U.S. Federal Agencies, as such policies may be revised from time to time, and to the extent not otherwise adversely affected by any failure of a third party to perform under the underlying lease: (i) CBP expresses its intent (but does not commit in any binding manner) to install and maintain the furniture, fixtures and equipment in accordance with the U.S. Federal Plaza Arrangement, signed February 17, 2015 (Arrangement) that CBP deems necessary for the use of the premises. (ii) CBP expresses its intent (but does not commit in any binding manner) to staff the international border crossing to accommodate traffic volumes at a level consistent with staffing levels at comparable U.S. border crossings, in accordance with the Arrangement. The facilities provided by WDBA shall meet CBPs latest agency design standards and operational requirements as set forth by CBP in the Gordie Howe International Bridge Project Agreement (PA), under Schedule 10, Design and Construction Specifications, as it pertains to the U.S. Port of Entry, including Appendices 10-9-1 CBP Program of Requirements, 10-9-2 Furnishings and Fixture Responsibility Matrix, and 10-9-3 HGA Final Concept Design. Operations, Maintenance, and Rehabilitation of the facility shall meet the Service Level Requirements as set forth in Schedule 11, Operations, Maintenance, and Rehabilitation, as it pertains to the U.S. Port of Entry. CBPs agreed-upon standards and requirements cannot be modified except by CBPs express written agreement by CBPs Project Manager or other authorized CBP employee. Notwithstanding that the Occupancy Agreement discusses payment of rent and reimbursable charges, the parties acknowledge that such rent and charges are not applicable to this agreement because the underlying sublease is at no cost to the U.S. Government. The parties acknowledge that the U.S. Government will not owe rent for the space, nor is the U.S. Government responsible for facility operation and maintenance expenses, as consistent with the terms of the Arrangement. As such, CBP is not responsible for expenses, costs, or reimbursements (including those characterized as rent) to GSA during the term of the lease unless CBP expressly agrees to such charges through an amended Occupancy Agreement.

I agree to the initial terms with the understanding modifications will be made over time.

Approved (b) (6)	Approved (b) (6)
Agency Representative (b) (6)	GSA Representative on 2018-12-13
Title Regional Section Chief	Title
Date 12.19.18	Date

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MI0406ZZ

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Date Last Modified: 13-Dec-2018

OA Start Date: 01-Sep-2022  
OA End Date: 31-Aug-2042

Fiscal Year: 2022 Partial  
Period: 01-Sep-2022 to 30-Sep-2022

	Charge Basis	Monthly Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
<b>J. LUMP SUM ITEMS</b>			

Customization Tier 2  
Amortization Terms (in months) 240  
PBS Fee is 0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2023

OA End Date:

31-Aug-2042

Period: 01-Oct-2022 to 30-Sep-2023

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
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b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
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<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000



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OA Start Date:

01-Sep-2022

Fiscal Year: 2024

OA End Date:

31-Aug-2042

Period: 01-Oct-2023 to 30-Sep-2024

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
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<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
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	Amortization Terms (in months)		240
	PBS Fee is		0%

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OA Start Date:

01-Sep-2022

Fiscal Year: 2025

OA End Date:

31-Aug-2042

Period: 01-Oct-2024 to 30-Sep-2025

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
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<b>C. Joint Use SubTotal</b>		\$0.00	
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<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
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<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
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OA Start Date:

01-Sep-2022

Fiscal Year: 2026

OA End Date:

31-Aug-2042

Period: 01-Oct-2025 to 30-Sep-2026

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
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<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
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OA Start Date:

01-Sep-2022

Fiscal Year: 2027

OA End Date:

31-Aug-2042

Period: 01-Oct-2026 to 30-Sep-2027

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
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OA Start Date:

01-Sep-2022

Fiscal Year: 2028

OA End Date:

31-Aug-2042

Period: 01-Oct-2027 to 30-Sep-2028

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
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<b>F. Total Rent Bill(D+E)</b>		\$0.00	
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OA Start Date:

01-Sep-2022

Fiscal Year: 2029

OA End Date:

31-Aug-2042

Period: 01-Oct-2028 to 30-Sep-2029

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
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Customization Tier 2

Amortization Terms (in months) 240

PBS Fee is 0%

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OA Start Date:

01-Sep-2022

Fiscal Year: 2030

OA End Date:

31-Aug-2042

Period: 01-Oct-2029 to 30-Sep-2030

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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LM100539

OA Start Date:

01-Sep-2022

Fiscal Year: 2031

OA End Date:

31-Aug-2042

Period: 01-Oct-2030 to 30-Sep-2031

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000



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LMI00539

OA Start Date:

01-Sep-2022

Fiscal Year: 2032

OA End Date:

31-Aug-2042

Period: 01-Oct-2031 to 30-Sep-2032

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2033

OA End Date:

31-Aug-2042

Period: 01-Oct-2032 to 30-Sep-2033

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2034

OA End Date:

31-Aug-2042

Period: 01-Oct-2033 to 30-Sep-2034

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	

Customization Tier 2

Amortization Terms (in months) 240

PBS Fee is 0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2035

OA End Date:

31-Aug-2042

Period: 01-Oct-2034 to 30-Sep-2035

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2036

OA End Date:

31-Aug-2042

Period: 01-Oct-2035 to 30-Sep-2036

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	

Customization Tier 2  
Amortization Terms (in months) 240  
PBS Fee is 0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2037

OA End Date:

31-Aug-2042

Period: 01-Oct-2036 to 30-Sep-2037

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2038

OA End Date:

31-Aug-2042

Period: 01-Oct-2037 to 30-Sep-2038

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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OA Start Date:

01-Sep-2022

Fiscal Year: 2039

OA End Date:

31-Aug-2042

Period: 01-Oct-2038 to 30-Sep-2039

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000



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DHS CBP FIELD OPERATIONS FACILITIES

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OA Start Date:

01-Sep-2022

Fiscal Year: 2040

OA End Date:

31-Aug-2042

Period: 01-Oct-2039 to 30-Sep-2040

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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DHS CBP FIELD OPERATIONS FACILITIES

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OA Start Date:

01-Sep-2022

Fiscal Year: 2041

OA End Date:

31-Aug-2042

Period: 01-Oct-2040 to 30-Sep-2041

	Charge Basis	Annual Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>9. Parking</b>			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000

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DHS CBP FIELD OPERATIONS FACILITIES

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LMI00539

OA Start Date:

01-Sep-2022

Fiscal Year: 2042 Partial

OA End Date:

31-Aug-2042

Period: 01-Oct-2041 to 31-Aug-2042

	Charge Basis	Period Charge	Annual Rate
<b>A. Market Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
9. Parking			
b. Surface (number of spaces) #####	602	\$0.00	\$0.000000000
<b>B. Agency Rent SubTotal</b>	288,573	\$0.00	\$0.000000000
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	288,573	\$0.00	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$0.00	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$0.00	
	Customization Tier		2
	Amortization Terms (in months)		240
	PBS Fee is		0%

##### Surface Parking Escalation Applies

Note: ANSI Rentable of 288,573 is 288,573 Assigned Usable Space PLUS 0 Common Space. R/U Factor is 1.000000000